069.0	0002	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,082,400 /	1,082,400
					USE VALUE:	1,082,400 /	1,082,400
					ASSESSED:	1,082,400 /	1,082,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIERCE JUDSON L/LAURA
Owner 2:	
Owner 3:	
Street 1:	42 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ARENS CYNTHIA -
Owner 2:	KONTHOTHANASSIS LEONIDAS -
Street 1:	42 DRAPER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2544 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6102.000	660,300		422,100	1,082,400
Total Card	0.140	660,300		422,100	1,082,400
Total Parcel	0.140	660,300		422,100	1,082,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.54 /Parcel: 425.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	660,300	0	6,102.	422,100	1,082,400		Year end	12/23/2021
2021	101	FV	640,800	0	6,102.	422,100	1,062,900		Year End Roll	12/10/2020
2020	101	FV	640,800	0	6,102.	422,100	1,062,900	1,062,900	Year End Roll	12/18/2019
2019	101	FV	490,400	0	6,102.	392,000	882,400	882,400	Year End Roll	1/3/2019
2018	101	FV	490,400	0	6,102.	392,000	882,400	882,400	Year End Roll	12/20/2017
2017	101	FV	490,400	0	6,102.	343,700	834,100	834,100	Year End Roll	1/3/2017
2016	101	FV	490,400	0	6,102.	313,600	804,000	804,000	Year End	1/4/2016
2015	101	FV	471,100	0	6,102.	277,400	748,500	748,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARENS CYNTHIA	53055-315		6/23/2009		713,000	No	No		
AMENKOWITZ NANC	31559-267		6/29/2000		451,000	No	No	4	
	20526-125		5/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2016	868	Solar Pa	8,000					
8/4/2010	953	Manual	28,500					EFP TO FLA
7/23/2009	622	Wood Dec	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	Inspected	BS	Barbara S
10/23/2018	MEAS&NOTICE	BS	Barbara S
3/28/2011	Info Fm Prmt	BR	B Rossignol
12/15/2008	Meas/Inspect	189	PATRIOT
11/8/2000	MLS	MM	Mary M
10/7/1999	Mailer Sent		
10/7/1999	Measured	266	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6102		Sq. Ft.	Site		0	70.	0.99	12									422,142						422,100	

Patriot Properties Inc.

User Acct	43893
GIS Ref	
GIS Ref	
Insp Date	11/14/18

!5907!

PRINT

Date	Time
12/30/21	02:58:09

LAST REV

Date	Time
10/10/19	15:17:17
apro	

PAT ACCT. 5907

USER DEFINED

Prior Id # 1:	43893
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.14008	Total SF/SM:	6102	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,142	Spl Credit		Total:	422,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14575064
Const Adj.:	0.99989998
Adj $ / SQ:	148.933
Other Features:	115000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692106
Depreciation:	31837
Depreciated Total:	660269

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

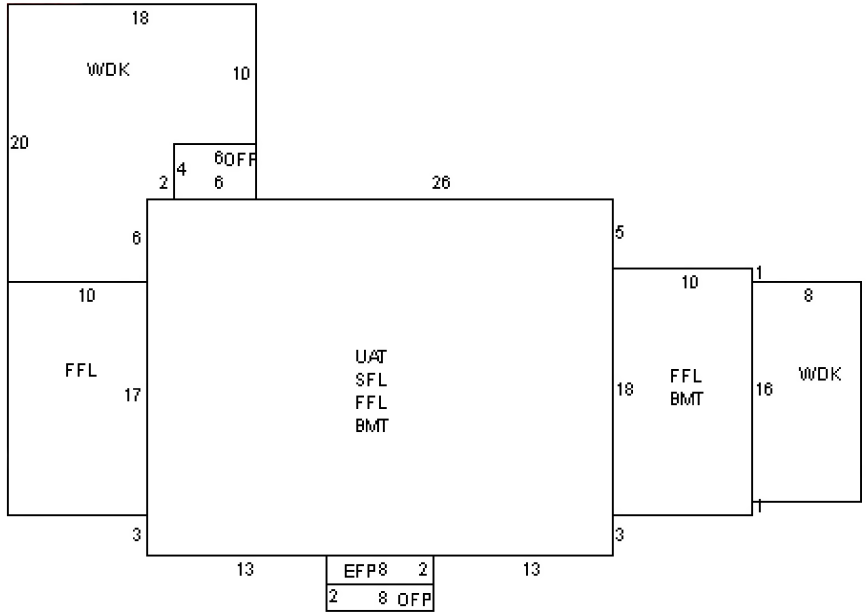
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	198.08
Special Features:	0	Val/Su Net:	170.40
Final Total:	660300	Val/Su SzAd	311.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,234	148.930	183,783
BMT	Basement	1,064	66.130	70,358
SFL	Second Floor	884	148.930	131,657
WDK	Deck	416	8.400	3,496
UAT	Upper Attic	221	59.570	13,166
OFP	Open Porch	40	44.000	1,760
EFP	Enclos Porch	16	72.590	1,161
	Net Sketched Area:	3,875	Total:	405,381
Size Ad	2118	Gross Area	4538	FinArea 2544

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

069.0-0002-0011.0

IMAGE

AssessPro Patriot Properties, Inc